

In re:
Eric L Powell, Sr.
Debtor

Case No. 20-11347-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Nov 30, 2022

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 02, 2022:

Recip ID	Recipient Name and Address
db	+ Eric L Powell, Sr., 6160 Locust St, Philadelphia, PA 19139-3736

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 02, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 30, 2022 at the address(es) listed below:

Name	Email Address
ANDREW L. SPIVACK	on behalf of Creditor FREEDOM MORTGAGE CORPORATION andrew.spivack@brockandscott.com wbcef@brockandscott.com
BRIAN CRAIG NICHOLAS	on behalf of Creditor FREEDOM MORTGAGE CORPORATION bnicholas@kmlawgroup.com bkgroup@kmlawgroup.com
JEANNE MARIE CELLA	on behalf of Debtor Eric L Powell Sr. paralegal@lawjmc.com, pennduke@gmail.com;r46298@notify.bestcase.com
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
LAUREN MOYER	on behalf of Creditor Rushmore Loan Management Services LLC as Servicer for U.S. Bank National Association lmoyer@friedmanvartolo.com

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LAUREN MOYER

on behalf of Creditor U.S. Bank National Association not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V lmoyer@friedmanvartolo.com

MARIO J. HANYON

on behalf of Creditor FREEDOM MORTGAGE CORPORATION wbecf@brockandscott.com
mario.hanyon@brockandscott.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM EDWARD CRAIG

on behalf of Creditor Credit Acceptance Corporation ecfmail@mortoncraig.com mortoncraigecf@gmail.com

TOTAL: 9

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Eric L Powell, Sr. Debtor	Case No.: 20-11347-amc
Rushmore Loan Management Services, LLC as Servicer for U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V	Chapter: 13
Movant	Judge: Ashely M. Chan
v.	Hearing Date: November 29, 2022 at 11:00 am
Eric L Powell, Sr. Kenneth E. West - Trustee Respondents	Objection Deadline: November 18, 2022

ORDER GRANTING MOTION TO APPROVE LOAN MODIFICATION

On November 29, 2022 the Motion (the “Motion”) of Rushmore Loan Management Services, LLC as Servicer for U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V (“Movant”) dated November 4, 2022 came before the Court, seeking an order approving the terms of a loan modification agreement, which modifies the first mortgage on the Debtor’s real property located at 6160 Locust Street, Philadelphia, PA 19139 (the “Premises”). This Court, having considered the evidence presented and the arguments of the parties, there being due and sufficient notice of the Motion; there being no opposition; and with good cause appearing therefore, it is hereby

ORDERED that Debtor is authorized to enter into the Loan Modification Agreement to the Motion annexed hereto as **Exhibit A**; and it is further

ORDERED that the obligations due to Movant pursuant to the Note are secured by a

duly perfected lien and Mortgage upon the Property as evidenced by a duly recorded Mortgage, which lien and security interest is valid and remains in full force and effect, and the modification authorized by the Order shall not modify the priority of the Mortgage as originally filed; and it is further

ORDERED that the terms of the Note and Mortgage are not amended other than as detailed in the Loan Modification Agreement; and it is further

ORDERED that nothing in the Order shall be understood or construed to be satisfaction or release in whole or in part of the Note and Mortgage; and it is further

ORDERED that upon entry of this Order, any discontinuance of any foreclosure action in state court affecting the Property is approved by this Court, and that any steps taken to discontinue any foreclosure action affecting the Property will not be deemed a violation of the automatic stay; and it is further

ORDERED that upon entry of this Order, Claim No. 8-1 shall be deemed amended to reflect arrearage of \$0.00 and the terms of the Loan Modification Agreement; and it is further

ORDERED that this Court shall retain jurisdiction over any dispute arising from or in connection with this Order.

BY THE COURT:



Date: November 30, 2022

U.S.B.J.